

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

April 8, 2002

FINAL RECORD PLAT: Plat 50, King Farm: Irvington Centre
Parcel AB, Block M.

APPLICATION NUMBERS: PLT2002-00361

APPLICANT: King Farm Associates
c/o The Penrose Group
8330 Boone Boulevard
Suite 460
Vienna, Virginia 22182

DATE FILED: March 21, 2002

DESCRIPTION OF PROPERTY:

Size: 345,155 Square Feet or 7.9237 Acres
Location: On the corner of King Farm Boulevard and Piccard Drive
Zone: O-3 (with CPD95-0002 overlay)
Present Use: Vacant

PREVIOUS RELATED ACTIONS:

The Mayor and Council reviewed and approved Comprehensive Planned Development Concept Application CPD95-0002, covering development on the King Farm site, on July 18, 1996. On October 24, 2001, the Planning Commission approved Comprehensive Planned Development Detailed Application CPD2001-002AC allowing for development of the site with a six story 235,345 square foot office building, a six level parking structure, a 10,000 square foot conference center and 10,000 square feet of ancillary ground floor retail.

STAFF COMMENTS:

This plat creates a parcel that is consistent with approved Comprehensive Planned Development Detailed Application CPD2001-002AC.

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STAFF RECOMMENDATION:

Approval, subject to the conditions noted below:

1. That the Plat be revised to make modifications/additions, as identified on Planning Commission Exhibit A (in Planning Division file).
2. That the Final Plat be submitted in an appropriate electronic format as specified in Section 25-782(c), (d) and (e) of the City of Rockville Zoning Ordinance.
3. That prior to issuance of building permits for development on the property covered by this plat, bonds be posted and permit obtained for all public improvements identified in Section 25-730 of the Subdivision Regulations from the Department of Public Works, in accordance with the Variance of Subdivision Regulations granted by the Planning Commission on February 12, 1997.

CURVE DATA						
No.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
1	90°48'15"	20.00'	31°10'	20.28'	N 62°31'46" E	28.4'
2	94°01'18"	260.00'	426.66'	278.92'	N 29°53'02" E	380.3'
3	11°04'23"	373.00'	72.03'	36.16'	N 71°21'30" E	71.9'

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VICINITY MAP
SCALE: 1"=2000'

KING PIONEER ASSOCIATES, L.L.C. (KING PIONEER NEWS/TOWNE, L.L.C.)

[illegible]

**Loieberman
Soltesz Associates**

City of Rockville
NINTHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' MARCH, 2002

Coast Engineering Ltd./Parker and Sonnet, Faintwood Rd, Stoney Creek, Ontario L3R 9V4
Tel: 905-881-1111 Fax: 905-881-1112
E-mail: info@coasteng.com Website: www.coasteng.com

PLAT 1

PLAT 50